

S-9-2015

Park Vista Subdivision – Phase 2

7050 West 4100 South

R-1-10 Zone

33 Lots

11.3 Acres

BACKGROUND:

Mr. Nick Mingo, representing Ivory Homes, is requesting final plat approval for the second phase of the Park Vista Subdivision. This phase of the subdivision will be located at approximately 7050 West 4100 South. It is bordered on the north by phase 1 of the Park Vista Subdivision and the east and west by existing residential development.

STAFF/AGENCY COMMENTS:

Public Works:

Authorization required of ditch/water users for any abandonment, relocation, piping or any other modification to existing ditches or irrigation systems.

Follow recommendations outlined in the soils report.

Evaluate concerns related to grading and drainage. Individual lot grading plans and retaining wall locations may be required prior to issuance of a building permit.

Contact Salt Lake County for approval regarding street names and subdivision name.

All streets shall meet City standards related to curb, gutter, sidewalk and asphalt. Connections to existing streets not meeting the City's current right-of-way width shall be modified to meet the 54-foot right-of-way.

Building Division:

Follow recommendations outlined in the soils report.

Utility Companies:

Standard Utility Easements required.

Granger Hunter Improvement District:

Developer will need to coordinate all matters regarding water and sewer services.

Fire Department:

Project to meet all fire codes relating to this type of development.
Hydrants to be shown on plat.

ISSUES:

The Planning Commission granted preliminary plat approval in June 2014. As noted during that meeting, there are a number of issues related to the development of this property. Staff would like to address those areas more specifically below:

Phase 2 design:

The second phase of the subdivision consists of 33 lots on 11.3 acres. This equates to an overall density of 2.9 units per acre. Lot sizes range from 10,000 square feet to 13,339 square feet. The average lot size has been calculated at 10,375 square feet.

The subdivision is being developed on the southern portion of the overall site. The lot layout and street designs are planned to take advantage of existing stub streets from the north and east. Due to the locations of these streets and the corresponding lot patterns, lot depths in some locations are rather shallow.

Development Agreement:

Due to the challenges of the existing street locations, there are a number of lots that will be challenging to meet area and setback requirements. During the preliminary approval process, Ivory Homes proposed a development agreement that would address these lots. In consideration of the setback reduction, Ivory Homes proposed an agreement that offsets the City's consideration of those reductions. Some of these considerations include the following:

- * All homes to be built from the current Ivory Catalog
- * Elevations and building materials to comply with current ordinances
- * 15-foot dedicated access to City Park
- * Entry monument on 4100 South

A solid masonry wall will also be constructed along 4100 South. In addition to the wall, an entry monument will be installed. Staff is working with the applicant to provide illustrations of the wall and entry feature and will provide those during the meeting.

Access:

Access to the subdivision will be gained from existing stub streets in the Falconcrest Subdivision to the east and from stub streets in phase 1 to the north. As streets in Falconcrest were not constructed to the standards that are used today, there will be slight transition to connect with the existing rights-of-way. These will be coordinated with the City's Engineering Division.

All new streets will be dedicated and improved to the City's standard 54-foot right-of-way. This cross section includes a 5-foot sidewalk and 5-foot parkstrip. During construction of phase 1, construction access came off of 3995 South. It is anticipated that for the second phase, construction access will come off of 4100 South.

Grading/Drainage:

The proposed subdivision slopes downward from the south to the north. It drops approximately 50 feet from 4100 South to the residential housing to the north. However, the drop is over a distance of approximately 1000 feet. Individual lot grading plans will be required at the time a building permit is submitted. While the slope is not severe, staff believes that this will help lessen the potential for grading problems between lots and to help mitigate surface water problems for new home owners.

There may also be locations within this phase that require retaining walls. These will be identified as the plat and plans are reviewed by the City Engineering Division.

Groundwater:

The developer has submitted a soils report. This report was dated February 2014. The report indicated that ground water was not encountered to a depth of 11 feet.

Railroad:

The Union Pacific Railroad is located at the southwest corner of the subdivision. The developer has coordinated the subdivision development with UDOT who oversees the rail crossing at 4100 South. There were no safety issues and the subdivision was approved by UDOT.

During the preliminary review process, a letter was submitted to the City expressing concerns by Union Pacific related to new residential development. Primarily, the concerns are noise, vibration, trespassing along the railroad etc. Staff has conveyed this information to the developer.

Although Union Pacific's concerns are valid, there is nothing that would prohibit residential development from locating here. Staff will recommend that a note be placed on the plat similar to what the City requires for agricultural properties. This note will simply identify this area as being next to the Union Pacific Railroad and that there may be noises, vibrations etc., that may impact the subdivision.

STAFF ALTERNATIVES:

- A. Grant final plat approval for the 2nd phase of the Park Vista Subdivision subject to the following conditions:
 - 1. That the subdivision follow all provisions of the development agreement.
 - 2. That the developer contact the Salt Lake County Auditor's Office regarding the subdivision name and all street names associated with the development.
 - 3. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection.
 - 4. That the developer coordinate all matters associated with irrigation or open ditch systems with the City Engineering Division.
 - 5. That all streets be dedicated and improved to a 54-foot half width and constructed in accordance with plans and profiles approved by the City Engineering Division. Where new streets connect with existing streets not built to current standards, the appropriate transition shall occur.
 - 6. That the developer follow all recommendations outlined in the soils report.
 - 7. That a note be placed on the final plat indicating that this subdivision is located near the Union Pacific Railroad and that noise, vibration and hours of operation will be potential impact to residents.

8. That the developer continue to coordinate grading and drainage for this project with the City Engineering Division. Said grading plan shall identify areas of concern with regards to existing slopes. The grading plan will need to illustrate how the site will be contoured and what retaining methods if any, will be used to ensure slope stability. Measures shall be taken early on to eliminate potential grading problems between lots. Recommendations noted by the City Engineering Division will be made part of the final plat.
- B. Continue the application to address issues raised by the Planning Commission.

Applicant:

Nick Mingo
978 E Woodoak Lane

Discussion: Steve Lehman presented the application. Jack Matheson asked if drainage from phase 2 will drain into phase 1. Steve replied there are some detention areas in phase 1 but there are also other outlets in different areas to take water off site. He indicated that there will likely be a drainage and grading plan provided for every lot to ensure there are no problems between properties or throughout the subdivision as a whole. Latai Tupou asked if there will be a park-strip along 4100 S. Steve replied it is currently proposed as stamped color concrete. He indicated that the Parks Department is working with Ivory to potentially provide a landscaped park-strip with trees to be maintained by the City. Steve stated that this hasn't been determined yet so plans will go forward with the stamped color concrete until a decision is made. Martell Winters asked how ground water depth is accounted for when water levels fluctuate. Steve replied that many test pits are dug throughout the site and the ground level of new homes must be constructed 3 feet above areas where water is found.

Commissioner Matheson asked how well lots are selling in phase 1. Mr. Mingo replied that there have been quite a few sales and Ivory is now speeding up the construction and building process. He stated that phase 2 should be ready for construction by next spring. Barbara Thomas asked if all homes built in the subdivision have to come from the Ivory catalog. Mr. Mingo replied that there can be different homes built, they just have to meet the City requirements. Mr. Mingo stated that no ground water was found at 11 feet so the water table shouldn't be an issue in the area. Commissioner Matheson agreed and added that the elevation of this phase is higher.

Motion: Commissioner Tupou moved for approval subject to the 8 staff conditions.

Commissioner Meaders seconded the motion.

West Valley City Planning Commission

July 8, 2015

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Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous-S-9-2015- Approved